

REDEVELOPMENT AGENCY MINUTES

**THE REGULAR AND JOINT
CITY COUNCIL/REDEVELOPMENT AGENCY MEETING
OF
TUESDAY, AUGUST 1, 1995**

The meeting called to order as The City Council at 10:10 a.m.

Roll Call

Present: Mathis, Harvey, Kehoe, Stevens, Warden,
Stallings, Vargas and Chair Golding

City Manager, Jack McGrory
City Attorney, John Witt
Secretary, Charles Abdelnour
Secretary, Jack Fishkin

Excused: Member McCarty

The meeting adjourned as The City Council at 10:19 a.m.

The meeting reconvened as The Joint City Council/Redevelopment Agency at 10:20 a.m.

CONSENT - ADOPTION - JOINT MEETING

1. Approving resolutions and document to:

- Item A. Certify that the Agency has reviewed and considered the Master Environmental Impact Report and the Secondary Study with respect to the proposed Disposition and Development Agreement with Highland Partnership, Inc.; and
- Item B. Approve the proposed Disposition and Development Agreement with Highland Partnership, Inc., and
- Item C. Approve the Basic Concept/Schematic Drawings for the proposed child care facility, subject to the Conditions of Approval contained in Exhibit A.

See Centre City Development Corporation report dated July 6, 1995.

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CONSENT - ADOPTION - JOINT MEETING

Highland Partnership - continued

No one spoke in opposition to these items.

Motion by Member Stevens (with McCarty not present) to approve
Second by Member Mathis
Vote: 8-0

Council Companion Item No. 601, and City Council Resolution Numbers R-286195 and R-286196 and Redevelopment Agency Resolution Numbers R-2534, R-2535 and R-2536 and Document Number D-2533.

CONSENT - ADOPTION

2. Approving resolutions and documents to:

Item A. A resolution approving the Disposition and Development Agreement with Lincoln Park Corporation Ltd.; and

Item B. A resolution approving the Project Architect; and

Item C. A resolution approving the Basic Concept Drawings; and

Item D. A resolution certifying the Environmental Secondary Study for Lincoln Park DDA making the necessary findings and determinations.

See Southeastern Economic Development Corporation report, dated August 1, 1995. At its meeting of June 22, 1995, the SEDC Board of Directors recommended approval of the Disposition and Development Agreement with Lincoln Park Corporation Ltd.

No one spoke in opposition to these items.

Motion by Member Stevens (with McCarty not present) to approve
Second by Member Mathis
Vote: 8-0

Council Companion Item No. 602, and City Council Resolution Numbers R-286197 and R-286198 and Redevelopment Agency Resolution Numbers R-2537, R-2538 and R-2539 and Document Numbers D-2534 and D-2535.

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CONSENT - ADOPTION

4. Approving resolution and document to:

Approve the proposed amendment to the Owner Participation Agreement between Catellus Development Corporation and the Redevelopment agency to facilitate the construction of improvements by transit agencies and the Agency within the Santa Fe Depot Transit Courtyard.

See Centre City Development Corporation report, dated July 21, 1995.

No one spoke in opposition to this item.

Motion by Member Stevens (with McCarty not present) to approve
Second by Member Mathis

Vote: 8-0

Redevelopment Agency Resolution Number R-2540 and Document Number D-2536.

5. Approving resolution and document to:

That the Redevelopment Agency approve the Agency Loan and Housing Development Agreement with Carter Reese 111.

See Southeastern Economic Development Corporation report, dated August 1, 1995.

No one spoke in opposition to this item.

Motion by Member Stevens (with McCarty not present) to approve
Second by Member Mathis

Vote: 8-0

Redevelopment Agency Resolution Number R-2541 and Document Number D-2537.

The meeting adjourned as The Joint City Council/Redevelopment Agency at 10:25 a.m.

The meeting reconvened as The City Council at 10:26 a.m.

The meeting adjourned as The City Council at 12:00 p.m.

The meeting reconvened as The City Council at 2:00 p.m.

The meeting adjourned as The City Council at 4:00 p.m.

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The meeting reconvened as The Joint City Council/Redevelopment Agency at 4:01 p.m.

CONTINUED ITEM

3. REQUEST TO BID CIVIC POND IMPROVEMENTS (CHILDREN'S PARK) IN THE MARINA SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT.

Council Companion Item No. 336, and Redevelopment Agency Item No. 2.

(RA 96-5)

- Item A. Authorize the Corporation, on behalf of the Agency, to advertise and receive bids for construction of the Children's Park located between First Avenue and Front St. south of Island Avenue in increments to complete the project by June 28, 1996; and
- Item B. Authorizing the Executive Director of the Agency or his designee to award the contract to the lowest responsible bidder; and
- Item C. Authorizing the Corporation, on behalf of the Agency, to administer said contract; and
- Item D. Recommending that the annual maintenance cost of the Children's Park be shared equally by the Centre City Maintenance District and the General Fund; and
- Item E. Making certain findings that the proposed improvements are of benefit to the project; that no other means of financing are available, will assist in elimination of blight, and are consistent with H & S Code 33490.

See Centre City Development Corporation report, dated July 5, 1995. The Corporation Board of Directors heard and unanimously approved this item on June 30, 1995 (Vice President Fredman was not present for the vote).

Councilmember Harvey asked the question of what we are assigning to the general fund, and what we are assigning to the assessment district? We are now proposing to build something that has a fairly heavy and large attached maintenance cost to it. He wanted to make sure how we are justifying the split between the maintenance district, who is in the maintenance district, how are we going to notify them, and what is the amount we are setting aside for the general fund to pay? What is the split and noticing, and what are we setting up for future discussions?

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CIVIC POND IMPROVEMENTS - CONTINUED

Peter Hall, Executive Vice President, Centre City Development Corporation, gave a brief overview of the proposed project. He said will required an estimated approximately \$190,000 a year in maintenance cost for both the pond, as well as the urban park. The current agreement that has been negotiated between the Downtown Partnership representing downtown business and ownership interest, and the City Manager office is a 50/50 split, between the general fund and the Downtown Partnership, downtown ownership of the real estate in the Centre City redevelopment area.

Ron Oliver, Executive Director of the Downtown Partnership, gave a brief background of the downtown ownership and the agreement.

Deputy Mayor Vargas assumed chair of the meeting.

Councilmember Kehoe asked the issue maintenance

Councilmember Warden asked what source do you identify for the \$95,000 from the general fund?

City Manager McGrory said we will put in as a requirement in the base budget for fiscal year 1997, and identify what impacts it will have.

Councilmember Kehoe asked would like to have more detailed how to bring the costs down from the assessment, how the Downtown Partnership will participate in this discussion.

Councilmember Stallings had a concern about the participation of people in this matter.


Motion by Member Harvey (with Mayor Golding and McCarty not present) to continue to August 15, 1995, that staff addressed the issues raised by the councilmembers

Second by Member Kehoe

Vote: 7-0

ADJOURNMENT

The meeting adjourned at 4:30 p.m. into Closed Session.


Secretary of The Redevelopment Agency
of the City of San Diego, California